



## A Tree Change Ready To Build On

Nestled in the scenic bends and hills of Hazeldene is your next getaway. This level corner Township Zone block is sure to tick boxes. It's 1247m<sup>2</sup> clear with options for different housing orientations, a shed 5x8m, and water rights to start. This property offers the perfect opportunity to escape the suburbs and live in a lovely rural location, surrounded by an abundance of wildlife within walking distance to the National Park on your doorstep. The tranquility, flat block and picturesque outlook is too good to pass up.

What you do with this blank canvas is completely up to you. Build your own peaceful retreat (STCA) to retire, get into your first home, or use it as a weekender while you're exploring the surrounding areas with family and friends. You will be delighted as you sit down beneath the trees with a good book and receive a visit from the local wildlife right in your own backyard.

Get in with one of the last clear blocks that's ready to go, in a

📏 1,247 m<sup>2</sup>

<b>Price</b>	\$250,000
<b>Property Type</b>	Residential
<b>Property ID</b>	514
<b>Land Area</b>	1,247 m <sup>2</sup>

### Agent Details

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### Office Details

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**Integrity**

great location in the heart of Flowerdale, with amenities close by. With only a handful of residential properties left in the district, level building blocks are becoming harder to come by, making this plot an absolute gem.

Details to note: □

- Established shed 5x8m.
- Driveway access
- Township Zone
- NBN Fixed Wireless Available
- Power connection at the street
- 2mgL water license to pump from river or operate a spring water bore.
- 1 of only 6 vacant land properties left in the street.

First Home Buyers are eligible for:

- \$10,000 First Home Owner Grant
- 5% Deposit Victorian Homebuyer Fund (if you spend less than \$700k total)
- Stamp Duty Exemption (if you spend less than \$600k building)

This property is the perfect spot if you're seeking recreational fun. Close by you have only the best bush walks, four-wheel driving tracks, motorbike and downhill bike trails, lookouts and rivers or creeks to spend beside of an afternoon with a rod in hand waiting for the fish to bite just down the road along the King Parrot Creek.

The general store and post office is only a stones throw away as well as bus stop on the way for your public transport needs. You're positioned perfectly in the centre of your main hubs, with only an 18 min drive to Kinglake West, 25 min to Whittlesea or 24 min to Yea. Melbourne is an easy 1 hr 20 min drive down the line. If you're looking to relocate with the kids, Flowerdale Primary School is only a 5 min drive and high school options in Whittlesea or Yea.

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